025.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,035,700 / 1,035,700
					USE VALUE:	1,035,700 / 1,035,700
					ASSESSED:	1,035,700 / 1,035,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL CYNTHIA A & ERICA L	
Owner 2:	TRS/WENDY E CAMPBELL IRREVOCA	
Owner 3:	TRUST	
Street 1:	12 CLEVELAND ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL WENDY E -
Owner 2:	-
Street 1:	12 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Asbestos Exterior and 3622 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5198.000	574,900		460,800	1,035,700
Total Card	0.119	574,900		460,800	1,035,700
Total Parcel	0.119	574,900		460,800	1,035,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.99 | /Parcel: 285.99

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16164
GIS Ref	
GIS Ref	
Insp Date	07/05/17

!2002!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	574,900	0	5,198.	460,800	1,035,700		Year end	12/23/2021
2021	104	FV	548,300	0	5,198.	460,800	1,009,100		Year End Roll	12/10/2020
2020	104	FV	548,800	0	5,198.	460,800	1,009,600	1,009,600	Year End Roll	12/18/2019
2019	104	FV	417,100	0	5,198.	489,500	906,600	906,600	Year End Roll	1/3/2019
2018	104	FV	417,100	0	5,198.	357,100	774,200	774,200	Year End Roll	12/20/2017
2017	104	FV	375,300	0	5,198.	311,000	686,300	686,300	Year End Roll	1/3/2017
2016	104	FV	375,300	0	5,198.	264,900	640,200	640,200	Year End	1/4/2016
2015	104	FV	334,100	0	5,198.	259,200	593,300	593,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:54:53

LAST REV

Date	Time
08/04/17	09:05:11
apro	
2002	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL WENDY	56536-310		3/1/2011	Convenience	1	No	No		
	13851-42		12/5/1979			No	No		N

USER DEFINED

Prior Id # 1:	16164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	997	Solar Pa	16,320		7/31/2016			Install roof mount
8/15/2006	708	Re-Roof	10,000			G8	GR FY08	
9/25/1995	562	Manual	4,000					REPAIR TO CELLAR
2/26/1995	75	Manual	10,000					REBUILD FOUNDATION
2/7/1995	44		15,000					FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
3/25/2009	Meas/Inspect	189	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

Total AC/HA:	0.11933	Total SF/SM:	5198	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,751	Spl Credit		Total:	460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.93993509
Const Adj.:	0.95921409
Adj $ / SQ:	162.288
Other Features:	114037
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	781065
Depreciation:	206201
Depreciated Total:	574864

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

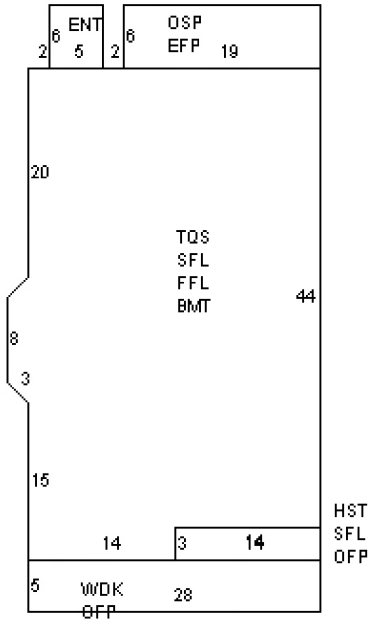
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.29
Special Features:	0	Val/Su Net:	104.60
Final Total:	574900	Val/Su SzAd	158.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,336	162.290	216,817
BMT	Basement	1,294	48.690	63,000
FFL	First Floor	1,294	162.290	210,000
TQS	3/4 Story	971	162.290	157,500
OFP	Open Porch	182	24.520	4,463
WDK	Deck	140	12.610	1,765
EFP	Enclos Porch	114	49.020	5,589
OSP	Screen Porch	114	32.680	3,726
	Net Sketched Area:	5,496	Total:	667,028
Size Ad	3621.5	Gross Area	5840	FinArea 3622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	